

Brief report

Date: 02/29/2012
Currency: EUR

Date of constitution
 05/26/2008

VAT Reg. no.
 V85447654

Management Company
 Europea de Titulización, S.G.F.T

Originator
 BBVA

Servicer
 BBVA

Lead Manager and Suscriber
 BBVA

Assets Custodian
 BBVA

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Swap
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Start-up Loan
 BBVA

Subordinated Loan
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Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0310003001	05/29/2008 46,750	73,563.32 3,439,085,210.00 73.56%	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	1.7170% 03/20/2012 319.279113 Gross 258.616082 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	03/20/2012 "Pass-Through"	Aa2sf Asf	AAA
Series B ES0310003019	05/29/2008 2,500	100,000.00 250,000,000.00 100.00%	100,000.00 250,000,000.00	Floating 3M Euribor+0.700% 20.Mar/Jun/Sep/Dec	2.1170% 03/20/2012 535.130556 Gross 433.455750 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. BBB-sf	A
Series C ES0310003027	05/29/2008 750	100,000.00 75,000,000.00 100.00%	100,000.00 75,000,000.00	Floating 3M Euribor+1.100% 20.Mar/Jun/Sep/Dec	2.5170% 03/20/2012 636.241667 Gross 515.355750 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. BBB-	BBB-
Total		3,764,085,210.00	5,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A	With optional redemption *	Average life	Years	12.88	10.23	8.34	6.97	5.96	5.19	4.59	4.10		
		Final Maturity	Years	11/03/2024	03/09/2022	04/21/2020	12/06/2018	12/02/2017	02/25/2017	07/19/2016	01/24/2016		
		Date	12/20/2038	03/20/2035	12/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023	03/20/2022			
	Without optional redemption *	Average life	Years	12.97	10.30	8.42	7.05	6.03	5.25	4.64	4.15		
		Final Maturity	Years	12/03/2024	04/06/2022	05/17/2020	01/03/2019	12/27/2017	03/17/2017	08/07/2016	02/10/2016		
		Date	03/20/2042	03/20/2038	12/20/2034	12/20/2031	08/20/2029	06/20/2027	09/20/2025	03/20/2024			
Series B	With optional redemption *	Average life	Years	27.02	23.26	20.01	17.01	14.76	13.01	11.51	10.25		
		Final Maturity	Years	12/20/2038	03/20/2035	12/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023	03/20/2022		
		Date	12/20/2038	03/20/2035	12/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023	03/20/2022			
	Without optional redemption *	Average life	Years	32.74	29.61	26.33	23.31	20.66	18.36	16.41	14.75		
		Final Maturity	Years	09/05/2044	07/21/2041	04/11/2038	04/05/2035	08/12/2032	04/25/2030	05/12/2028	09/16/2026		
		Date	06/20/2047	09/20/2045	12/20/2042	03/20/2040	03/20/2037	09/20/2034	06/20/2032	09/20/2030			
Series C	With optional redemption *	Average life	Years	27.02	23.26	20.01	17.01	14.76	13.01	11.51	10.25		
		Final Maturity	Years	12/20/2038	03/20/2035	12/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023	03/20/2022		
		Date	12/20/2038	03/20/2035	12/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023	03/20/2022			
	Without optional redemption *	Average life	Years	35.80	35.25	33.78	31.68	29.23	26.83	24.56	22.49		
		Final Maturity	Years	09/30/2047	03/13/2047	09/22/2045	08/15/2043	03/05/2041	10/12/2038	07/07/2036	06/09/2034		
		Date	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049			

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
 Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Series A	91.37%	3,439,085,210.00	18.65%	93.50%	4,675,000,000.00
Series B	6.64%	250,000,000.00	12.01%	5.00%	250,000,000.00
Series C	1.99%	75,000,000.00	10.02%	1.50%	75,000,000.00
Issue of Bonds		3,764,085,210.00			5,000,000,000.00
Reserve Fund	10.02%	377,116,233.47		2.84%	142,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	439,285,769.05	1.335%	
Servicer ppal collect not yet credited	9,691,992.13		
Servicer ints collect not yet credited	7,722,094.10		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		413,910,000.00	4.417%
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	23,328	28,601	
Principal			
Principal outstanding	3,735,364,817.34	5,000,000,624.09	
Average loan	160,123.66	174,819.08	
Minimum	3,997.34	5,919.48	
Maximum	903,066.37	996,555.56	
Interest rate			
Weighted average (wac)	3.07%	5.24%	
Minimum	1.58%	3.60%	
Maximum	6.10%	6.84%	
Final maturity			
Weighted average (WARM) (months)	357	402	
Minimum	04/30/2012	07/31/2012	
Maximum	02/28/2050	01/31/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.22%	99.05%	
Mortgage Market: Banks	0.04%	0.05%	
Mortgage Market: All Institutions	0.74%	0.90%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	6.69		
10.01 - 20%	0.06	16.42	0.00	18.34
20.01 - 30%	0.15	25.42	0.01	24.35
30.01 - 40%	0.42	35.94	0.01	35.83
40.01 - 50%	0.87	45.96	0.02	44.50
50.01 - 60%	3.14	56.44	0.09	55.59
60.01 - 70%	18.35	65.81	8.39	67.95
70.01 - 80%	36.44	75.20	37.09	76.51
80.01 - 90%	25.50	84.83	31.01	84.92
90.01 - 100%	15.04	93.55	23.38	96.04
120.01 - 130%	0.00	120.66		
Weighted average (WALTV)	77.57		82.93	
Minimum	2.05		15.71	
Maximum	150.85		100.00	

BBVA RMBS 5 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.36%	0.31%	0.26%	0.23%	0.43%
Annual Percentage Rate (CPR)	4.21%	3.67%	3.11%	2.75%	5.05%

Geographic distribution		
	Current	At constitution date
Andalucia	19.22%	18.77%
Aragon	1.61%	1.70%
Asturias	1.88%	1.76%
Balearic Islands	2.96%	2.95%
Basque Country	3.03%	2.80%
Canary Islands	5.68%	5.66%
Cantabria	1.25%	1.18%
Castilla-La Mancha	4.01%	3.91%
Castilla-Leon	4.35%	4.18%
Catalonia	20.98%	21.91%
Ceuta	0.51%	0.51%
Extremadura	1.32%	1.28%
Galicia	3.66%	3.54%
La Rioja	0.45%	0.44%
Madrid	11.79%	11.66%
Melilla	0.68%	0.63%
Murcia	2.49%	2.53%
Navarra	0.64%	0.65%
Valencia	13.48%	13.96%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	2,994	936,204.18	1,463,139.32	1,222.90	2,400,566.40	20.48	484,172,997.01	486,573,563.41	71.66	77.68
from > 1 to ≤ 2 months	480	369,241.69	585,804.25	402.51	955,448.45	8.15	78,961,841.26	79,917,289.71	11.77	77.31
from > 2 to ≤ 3 months	60	54,892.73	100,112.35	2,895.61	157,900.69	1.35	9,809,174.26	9,967,074.95	1.47	79.74
from > 3 to ≤ 6 months	96	120,888.28	254,474.28	32,326.29	407,688.85	3.48	16,078,751.93	16,486,440.78	2.43	79.31
from > 6 to < 12 months	104	244,075.89	454,943.84	115,047.32	814,067.05	6.94	18,069,560.65	18,883,627.70	2.78	81.31
from ≥ 12 to < 18 months	100	478,886.64	752,645.22	146,518.60	1,378,050.46	11.76	18,392,177.70	19,770,228.16	2.91	82.81
from ≥ 18 to < 24 months	99	533,371.58	1,080,222.47	167,223.43	1,780,817.48	15.19	18,287,297.96	20,068,115.44	2.96	85.27
from ≥ 2 years	146	1,083,224.32	2,459,052.09	286,051.70	3,828,328.11	32.66	23,488,874.83	27,317,202.94	4.02	89.20
Subtotal	4,079	3,820,785.31	7,150,393.82	751,688.36	11,722,867.49	100.00	667,260,675.60	678,983,543.09	100.00	78.56
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4,079	3,820,785.31	7,150,393.82	751,688.36	11,722,867.49		667,260,675.60	678,983,543.09		78.56